

October 20, 2014

The Board of Building Standards and Appeals
Department of Safety and Permits
1300 Perdido Street, Suite 7E07
New Orleans, LA 70112

RE: 1031 Canal Street

Dear Members:

1031 Canal Street is a proposed new building, 17 stories high, in the Central Business District of New Orleans. It is a multi-use facility with retail, parking, and residential use. The building will be a high-rise structure, Type IA construction, and will be 100% sprinklered. We are requesting this Board to allow us to use the new 2014 FIRM maps instead of the old 1984 flood maps currently in use in the City.

Based on the current flood maps, this property is located in "Flood Zone A" with a BFE elevation of +4.0. The 2014 FIRM maps have this property in an "X" zone, which has no elevation requirements since Zone "X" is not considered as a Special Flood Hazard area and would have to only meet the elevation of 18" above the curb as required by the City of New Orleans building code. We are requesting this Board to allow us to build the floor elevation at 6" above the curb, which is approximately 0.70 feet. This will facilitate handicap accessibility to all retail and other areas on the first floor.

We are hopeful that the Board will consider this waiver favorably. If you have any questions, please feel free to contact me at 504-885-4477.

Regards,



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